

**DRAFT SCOPING DOCUMENT FOR THE  
DRAFT HAMPTON BAYS CORRIDOR STRATEGIC PLAN  
GENERIC ENVIRONMENTAL IMPACT STATEMENT  
TOWN OF SOUTHAMPTON, NY**

**April 2008**



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**April 2008**

## OVERVIEW

In accordance with the State Environmental Quality Review Act (SEQR) and its implementing regulations (6NYCRR Part 617), the Town of Southampton, as Lead Agency, has authorized the preparation of a Generic Environmental Impact Statement (GEIS) to evaluate the potential impacts of adopting and implementing the proposed Hampton Bays Corridor Strategic Plan. This scoping document identifies the issues that are to be addressed in the Draft GEIS.

As set forth in 6 NYCRR Part 617.8(a), the primary objectives of scoping are to:

- focus the GEIS on potentially significant adverse impacts; and
- eliminate consideration of those impacts that are irrelevant or nonsignificant.

Scoping also affords an opportunity for public and agency input to ensure that important environmental issues and factors are not overlooked. Section 617.8(d) specifically states that “[i]nvolved agencies should provide written comments reflecting their concerns, jurisdictions and information needs sufficient to ensure that the EIS will be adequate to support their SEQR findings.” The end product of scoping is a final written scope or “scoping document.” The scoping document is essentially an outline of all issues that will be considered in the DGEIS.

As set forth in 6 NYCRR Part 617.8(f), the final written scope should include:

- “(1) a brief description of the proposed action;
- (2) the potentially significant adverse impacts identified both in the positive declaration and as a result of consultation with the other involved agencies and the public, including an identification of those particular aspect(s) of the environmental setting that may be impacted;
- (3) the extent and quality of information needed for the preparer to adequately address each impact, including an identification of relevant existing information, and required new information, including the required methodology(ies) for obtaining new information;
- (4) an initial identification of mitigation measures;
- (5) the reasonable alternatives to be considered;
- (6) an identification of the information/data that should be included in an appendix rather than the body of the draft EIS; and

- (7) those prominent issues that were raised during scoping and determined to be not relevant or not environmentally significant or that have been adequately addressed in a prior environmental review.”

### BRIEF DESCRIPTION OF THE PROPOSED ACTION

The proposed action is the adoption of the proposed Hampton Bays Corridor Strategic Plan by the Southampton Town Board. The proposed plan provides zoning, planning, and capital improvements recommendations to guide development along a portion of the Montauk Highway/Main Street corridor from Jones Road in West Tiana to Peconic Road in Shinnecock Hills.

### POTENTIALLY SIGNIFICANT IMPACTS

The strategic plan provides recommendations and guidelines for addressing environmental and other concerns relating to future land development along Montauk Highway in Hampton Bays. Determining the potential for and type and scale of impacts and developing mitigation strategies to avoid or alleviate such impacts are among the primary purposes of preparing a GEIS. Since the Town has chosen to go straight to the GEIS stage rather than first preparing an Environmental Assessment Form (EAF) as appropriate and permissible pursuant to SEQR §617.6(a)(4), this scoping document will consider all possible environmental impacts. Based on an initial review, it is believed that the following community and environmental resources may be affected by the Plan, and therefore, require further investigation in the proposed GEIS.

- Surface waters
- Wetlands
- Groundwater
- Ecological Resources
- Critical Environmental Areas
- Community Character and Visual Resources
- Cultural, Historic, and Archaeological Resources
- Land Use and Zoning
- Community Facilities and Services
  - Fire
  - Ambulance
  - Police
  - Wastewater
  - Public Water
  - Solid Waste
  - Schools
  - Parks and Recreation
- Traffic and Transportation Systems
- Economic and Fiscal Conditions

## EXTENT AND QUALITY OF INFORMATION NEEDED TO ADEQUATELY ADDRESS EACH POTENTIAL IMPACT

Information needed to evaluate and address potential impacts includes but is not necessarily limited to the following:

### Surface Waters

- Most recent NYSDEC 305b Report
- NYSDEC Freshwater and Tidal Wetlands Maps
- Surface Waters map from Town GIS
- Long Island South Shore Estuary Reserve Comprehensive Management Plan
- Peconic Estuary Program Comprehensive Conservation and Management Plan
- Town Code Chapters 325, “Wetlands”, and 325A, “Wetlands, Freshwater”
- Nationwide Urban Runoff Program (NURP) and Nonpoint Source Management Handbook
- NYS Phase II Stormwater regulations and guidance
- 1975 United States Department of Agriculture Soil Survey of Suffolk County, New York
- 1991 United States Geological Survey/New York State Department of Transportation Topographic Maps, Quogue, Mattituck, and Southampton quadrangles
- Field investigations and data

### Wetlands

- NYSDEC Freshwater and Tidal Wetlands maps
- NYSDEC Part 661, “Tidal Wetlands –Land use Regulations” and Part 663, “Freshwater Wetlands Permit Requirements”
- Surface Waters and Wetlands from Town GIS data
- Town Code Chapters 325, “Wetlands”, and 325A, “Wetlands, Freshwater”
- 1975 United States Department of Agriculture Soil Survey of Suffolk County, New York (hydric soils identification)
- 2002 Ecological Communities of New York State (Edinger, *et al.*)
- Long Island South Shore Estuary Reserve Comprehensive Management Plan
- Peconic Estuary Program Comprehensive Conservation and Management Plan
- Nationwide Urban Runoff Program (NURP) and Nonpoint Source Management Handbook
- NYS Phase II Stormwater regulations and guidance reports
- Field guides
- Field investigations and data

### Groundwater

- 1992 Long Island Regional Planning Board Special Groundwater Protection Area Plan
- 1996 Central Pine Barrens Comprehensive Land Use Plan
- 2002 Suffolk County Department of Health Services Groundwater Table Map
- 2004 Suffolk County Department of Health Services Groundwater Management Areas Map
- Suffolk County Department of Health Services Sanitary Code as Periodically Amended
- 1991 United States Geological Survey/New York State Department of Transportation Topographic Maps, Quogue, Mattituck, and Southampton quadrangles
- United States Geological Survey Reports
- Correspondence with Hampton Bays Water District

### Ecological Resources

- 2002 Ecological Communities of New York State (Edinger, *et al.*)
- Long Island South Shore Estuary Reserve Comprehensive Management Plan
- Peconic Estuary Program Comprehensive Conservation and Management Plan
- 1996 Central Pine Barrens Comprehensive Land Use Plan
- Most recent NYSDEC Endangered, Threatened and Special Concern Species Lists
- Response to Letters to New York State Natural Heritage Program
- Ecological Communities mapping from Town GIS data
- Field guides
- Field surveys

### Critical Environmental Areas

- 6 NYCRR Part 617, SEQR
- Southampton Town Code, Chapter 157, as Amended Periodically
- 1996 Central Pine Barrens Comprehensive Land Use Plan
- Peconic Estuary Program Comprehensive Conservation and Management Plan
- 1992 Long Island Regional Planning Board Special Groundwater Protection Area Plan
- Town GIS Data for Town Aquifer Protection Overlay District & Central Pine Barrens Overlay District
- NYSDEC Wetlands Maps
- NYSOPRHP/Town GIS Historic and Archaeological Resources Data

### Community Character and Visual Resources

- 1970 Master Plan
- 1997 Shinnecock Canal Public Access and Maritime Planned Development District Plan
- 1999 Comprehensive Plan Update
- 1999 Hampton Bays Hamlet Center Strategy

- 2002 Hamlet Mixed-Use Planned Development District Study
- 2008 Hampton Bays Corridor Strategic Plan
- Photographs

#### Historic and Archaeological Resources

- Town GIS Data
- New York State Historic Preservation Office National Register of Historic Places GIS Database
- Hampton Bays Hamlet Heritage Report
- 2005 Community Preservation Fund Community Preservation Project Plan
- 1999 Comprehensive Plan Update

#### Land Use and Zoning

- 1970 Master Plan
- 1996 Central Pine Barrens Comprehensive Land Use Plan
- 1997 Shinnecock Canal Public Access and Maritime Planned Development District Plan
- 1999 Comprehensive Plan Update
- 1999 Hampton Bays Hamlet Center Strategy
- 2002 Hamlet Mixed-Use Planned Development District Study;
- 2008 Hampton Bays Corridor Strategic Plan
- 2005 Town of Southampton Community Preservation Fund Community Preservation Project Plan
- Southampton Town Code as periodically amended
- Site plans, subdivision maps, zoning petitions for pending and recently approved development
- County tax map data
- Aerial photographs
- Ground-based photographs
- Study area map Town GIS data
- Existing land use Town GIS data
- Existing zoning Town GIS data
- FEMA Flood Insurance Rate Maps
- American Planning Association Publications Such as “Zoning Practice”

#### Community Services and Facilities

- Most recent New York State Department of Education School District Reports
- Most recent Town tax data (Tax Assessor)
- Water Mains Town GIS data
- Land use Town GIS data

- Responses to Letters from:
  - Hampton Bays Fire Department
  - Town of Southampton Police Department
  - Hampton Bays Ambulance Corps
  - Hampton Bays School District
  - Hampton Bays Water District

#### Traffic and Transportation

- Suffolk County Department of Public Works traffic studies and data
- Traffic reports and data for recently approved and pending development applications
- New York State Department of Transportation Highway Design Manual
- American Association of State Highway and Transportation Officials design standards
- Institute of Transportation Engineers Trip Generation Manual, 7<sup>th</sup> Edition
- 2000 Highway Capacity Manual
- Federal and State Manual of Uniform Traffic Control Devices
- HCM 2000 software
- Accident data
- Aerial photographs
- Field data

#### Economic and Fiscal Conditions

- 2000 United States Census Bureau Statistics
- Previous land use plans
- Tax Assessor data
- Department of Education School District reports and data

#### Miscellaneous Information that Will Assist in the Preparation of the GEIS and in Determining Existing Conditions and Identifying Impacts, and Mitigations

- 6 NYCRR Part 617 (SEQR)
- SEQR Handbook
- 1991 United States Geological Survey/New York State Department of Transportation Topographic Maps, Quogue, Mattituck, and Southampton Quadrangles
- United States Geological Survey reports
- 1975 United States Department of Agriculture Soil Survey of Suffolk County, New York
- 1975 United States Department of Agriculture Soil Associations Map
- Soils from Town GIS data
- 2006 U.S. Green Building Council LEED Reference Guide
- NYSDEC Air Quality Data
- Housing data/reports
- American Planning Association Publications

- Other environmental review guidance documents as warranted

## INITIAL IDENTIFICATION OF PROPOSED OR POSSIBLE MITIGATION MEASURES

### Surface waters

- Open space acquisition
- Adequate buffers, setbacks, conservation easements for future development
- Town and State Wetlands permits for future development as necessary
- Stormwater SPDES permits and Stormwater Pollution Prevention Plans as necessary
- Stormwater, erosion, and sedimentation controls for future plan-based development
- Limit clearing to what is necessary near critical environmental resources
- Limit fertilizer dependent vegetation near surface waters
- Avoid pesticide use in future
- Limit impervious groundcover to what is necessary near surface waters
- Input from community
- Future SEQR reviews for plan implementation as applicable
- Others to be determined

### Wetlands

- Open space acquisition
- Adequate buffers, setbacks, conservation easements for future development and improvements
- Wetlands permits as necessary
- Restore wetlands if applicable
- Stormwater SPDES permits and Stormwater Pollution Prevention Plans as necessary
- Stormwater, erosion and sedimentation controls for future plan-based development
- Limit clearing and other disturbance to what is necessary near critical environmental resources
- Limit fertilizer dependent vegetation near surface waters
- Limit impervious groundcover to what is necessary near surface waters
- Avoid pesticides use in future
- Input from Community
- Future SEQR reviews for plan implementation as applicable
- Others to be determined

### Groundwater

- Open space acquisition
- Limit clearing to what is necessary near critical environmental resources
- Limit fertilizer dependent vegetation near surface waters



- Avoid the use of pesticides
- Incorporate water conservation techniques in future plan-based developments
- Connection to public water supplies for future development
- Input from Central Pine Barrens Joint Planning and Policy Commission
- Consistency with Central Pine Barrens Comprehensive Land Use Plan
- Input from Suffolk County Department of Health Services for future development
- Compliance with Suffolk County Sanitary Code
- Input from Community
- Future SEQR reviews for plan implementation as applicable
- Others to be determined

### Ecological Resources

- Open space acquisition
- Wetlands permits as necessary
- Limit clearing to what is necessary near critical environmental resources
- Restore vegetation in disturbed areas
- Avoid development in areas having rare, threatened, and endangered species
- Use native plant species for landscaping
- Limit fertilizer dependent vegetation near surface waters
- Avoid pesticides use
- Input from NYSDEC Natural Heritage Program
- Input from Central Pine Barrens Joint Planning and Policy Commission
- Consistency with Central Pine Barrens Comprehensive Land Use Plan
- Input from Town Conservation Board
- Input from Community
- Future SEQR reviews for plan implementation as applicable
- Others to be determined

### Critical Environmental Areas

- Open space acquisition
- Wetlands permits as necessary
- Health Department approvals for future sanitary systems
- Limit clearing to what is necessary near critical environmental resources
- Restore vegetation in disturbed areas
- Use native plant species for landscaping
- Input from Central Pine Barrens Joint Planning and Policy Commission
- Consistency with Central Pine Barrens Comprehensive Land Use Plan
- Input from Town Conservation Board
- Input from Community
- Future SEQR reviews for plan implementation as applicable

- Consistency with resource protection plans
- Others to be determined

#### Community Character and Visual Resources

- Rezoning to address land use and dimensional standards
- Community design and character improvements through development standards
- Streetscaping
- Landscaping
- Use native plant species for landscaping where practical
- Improve scenic qualities of corridor gateways
- Open space acquisition
- Buffers and screening
- Site parking lots behind buildings
- Good Ground Park improvements
- Protect views of Sears Bellows Pond County Park
- Signage controls
- Limit clearing to what is necessary near critical environmental resources
- Input from Town ARB
- Input from Planning Board
- Input from Community including but not limited to Hampton Bays Beautification committee
- Future SEQR reviews for plan implementation as applicable
- Others to be determined

#### Cultural, Historic, and Archaeological Resources

- Rezoning to address land use and dimensional standards
- Avoidance of development of sites containing historic and archaeological resources
- Community design and character improvements through development standards
- Input from New York State Historic Preservation Office
- Input from Town Architectural Review Board for future development
- Input from Planning Board for future development
- Input from Community
- Future SEQR reviews for plan implementation as applicable
- Others to be determined

#### Land Use and Zoning

- Consistency with existing adopted plans
- Rezoning to address land use and dimensional standards
- Planned developments

- Community design and character improvements through development standards
- Good Ground Park improvements
- Open space acquisition
- Suitable signage
- Ensuring appropriate parking for future development
- Possible future implementation of Green Building Council (LEED) standards
- Improved access to the canal
- Input from Planning Board
- Input from Town Architectural Review Board
- Input from Suffolk County Planning Commission
- Input from Community
- Future SEQR reviews for plan implementation as applicable
- Others to be determined

#### Community Facilities and Services

- Good Ground Park improvements
- Coordination with community services agencies
- Traffic and access improvements to facilitate emergency services access
- Energy conservation techniques for future development (LEED, Lighting)
- Water conservation techniques
- Future SEQR reviews for plan implementation as applicable
- Input from Community
- Other to be determined

#### Traffic and Transportation Systems

- Road improvements
- Drainage improvements
- Pavement and pavement markings
- Lane widths and usage designations
- Traffic control signing
- On and off-street parking facilities
- Street lighting needs
- Cross accesses agreements
- Joint street accesses/reduce curb cuts
- Ensure maximal sight distance
- Traffic signal optimization
- Intersection controls – signalization, rotary, stop/yield
- Pedestrian and bicycle facilities
- Promote inter-modal transportation
- Improved access to the canal

- Input from Suffolk County Department of Public Works
- Input from New York State Department of Transportation
- Input from Town Board
- Input from Ad Hoc Advisory Committee
- Input from Town Highway Department
- Future SEQR reviews for plan implementation as applicable
- Input from Community
- Others to be determined

#### Economic and Fiscal Conditions

- Community design and character improvements through development standards
- Business development and properly balance business zoning /and uses with family residential uses
- Improve business vitality
- Improve property values
- Input from Community
- Future SEQR reviews for plan implementation as applicable
- Others to be determined

#### REASONABLE ALTERNATIVES

SEQR requires that reasonable project alternatives be assessed in light of the objectives and capabilities of the project sponsor. The DGEIS will review a minimum of two project alternatives as follows:

##### No-Action Alternative

This investigation will involve an assessment of the potential affects, conditions, and impacts of future build-out within the study area if the proposed action (adoption and implementation of the 2008 Hampton Bays Corridor Strategic Plan) is not undertaken.

##### Modified Plan Alternative

This investigation will involve an assessment of the potential affects, conditions, and impacts associated with a modified plan. The exact nature of the modified plan may include but not be limited to changes to recommended land uses, zoning, design standards, traffic and Infrastructure Improvements, and the like. These modifications will be determined based on a thorough evaluation of the plan, and determinations and feedback from the GEIS process.

## INFORMATION TO BE INCLUDED IN APPENDICES

The appendices of the DGEIS will include but not necessarily be limited to the following:

- Final Scoping Document
- Traffic Report
- Traffic data
- Other as applicable

## PROMINENT ISSUES RAISED AND DETERMINED TO BE NOT RELEVANT, ENVIRONMENTALLY SIGNIFICANT, OR ALREADY ADEQUATELY ADDRESSED

Currently, there are no issues that have been raised and determined to be irrelevant, environmentally insignificant, or already adequately addressed. [To be updated in the final scope]

## PUBLIC COMMENTS ON THE DRAFT SCOPE

[To be updated in the final scope]

## CONTENTS OF THE DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT (GEIS)

- i. Cover Page
  - Title of Action and Type of EIS (i.e., Draft Generic)
  - Project Location
  - Volume Number (if applicable)
  - Date
  - Entity GEIS Prepared for and Address
  - Entity GEIS prepared by and Address, Phone and Fax
  - Contact Person, Address, Phone and Fax
- ii. Inside cover page
  - Title of Action and Type of EIS (i.e., Draft Generic)
  - Project Location
  - Date
  - Volume Number (if applicable)
  - Lead Agency and Address
  - Contact Person, Address, Phone and Fax
  - Preparer and Address
  - Date submitted
  - Date accepted by Lead Agency (To be filled in by Lead Agency)
  - Date written comments period ends (To be filled in by Lead Agency)
- iii. Acknowledgment (if applicable)
- iv. Table of Contents
  - Body of DGEIS

- List of Tables
- List of Figures
- Appendices

## I. Executive Summary

- A. Introduction/Overview
- B. Purpose, Need, and Benefit
- C. Impacts, Including:
  - 1. Short-term
  - 2. Long-term
  - 3. Cumulative
  - 4. Unavoidable
  - 5. Those that can not be fully mitigated
  - 6. Growth-inducing aspects
  - 7. Irreversible and irretrievable commitments of environmental resources
  - 8. All others listed under 6 NYCRR, Part 617.9(b)(5 )
- D. Mitigation
  - 1. Mitigation inherent in the Hampton Bays Corridor Strategic Plan
  - 2. Mitigation determined as part of the environmental review (DGEIS)
  - 3. Mitigation anticipated from other agency requirements, permits, reviews, and enforcement
- E. Alternatives
  - 1. No Action Build-Out Alternative
  - 2. Modified Plan (Possible Land Use, Zoning, Design Standards, Administrative Procedures, Traffic and Infrastructure Improvements — to be determined)
- F. Matters to be Decided and Required Permits and Approvals

## II. Introduction

- A. Description of Proposed Action
- B. Study Area Location and Description
  - 1. Study Area Location Map (Entire corridor and West, Central, and Eastern Sections)
- C. Purpose, Need, and Benefit
- D. Project History and Background/Previous Plans and Studies
  - 1. 1970 Master Plan
  - 2. 1997 Shinnecock Canal Public Access and Maritime Planned Development District Plan
  - 3. 1999 Comprehensive Plan Update
  - 4. 1999 Hampton Bays Hamlet Center Strategy
  - 5. 2002 Hamlet Mixed-Use Planned Development District Study
  - 6. 2008 Hampton Bays Corridor Strategic Plan
- E. Recently Approved and Pending Development Applications
  - 1. Stop & Shop Commercial-Industrial Planned Development District
  - 2. Town of Southampton Facilities Jackson Avenue Complex and Temporary Annex
  - 3. Arborview at Tiana

- 4. Residences at Canoe Place Planned Development District
- 5. Tiana Commons Planned Development District
- F. Involved Agencies, Permits and Approvals
  - 1. Town Board
- G. Project Schedule

### III. Existing Conditions

- A. Introduction/Overview/Purpose
- B. Geology
- C. Topography
  - 1. Topographic Map
- D. Soils
  - 1. Soils Association Descriptions
    - a. Soils Map
- E. Water Resources
  - 1. Surface Waters
    - a. Tiana Bay
    - b. Sears Bellows ponds
    - c. Shinnecock Canal
    - d. Shinnecock Bay
    - e. Great Peconic Bay
  - 2. Wetlands
    - a. Tiana Bay/Sears Bellows
    - b. Shinnecock Canal and Bay and Great Peconic Bay
    - c. Surface Waters and Wetlands Map
    - d. Flood Zones
      - i. FEMA Floodplain Map
  - 3. Groundwater
    - a. Aquifer Descriptions
    - b. Depth to Groundwater
    - c. General Direction of Groundwater Flow
    - d. Groundwater Quality
    - e. Groundwater Quantity
    - f. Town Aquifer Protection Overlay District
    - g. Central Suffolk Special Groundwater Protection Area
    - h. SCDHS Groundwater Management Zone
    - i. Central Pine Barrens
- F. Ecological Resources
  - 1. Central Pine Barrens & Central Pine Barrens Comprehensive Land Use Plan
  - 2. Flora
  - 3. Fauna
  - 4. Ecological Communities and Habitats
    - a. Ecological Communities Map
  - 5. Threatened and Endangered Species and Rare Ecological Communities

- G. Critical Environmental Areas
  - 1. Town Aquifer Protection Overlay District
  - 2. Central Pine Barrens and Town Pine Barrens Overlay District
  - 3. Central Suffolk Special Groundwater Protection Area
  - 4. NYSDEC Freshwater Wetlands
  - 5. Peconic Estuary and Environs
- H. Community Character and Visual Resources
  - 1. Hamlet
  - 2. Business District
  - 3. Scenic Resources
- I. Cultural, Historical and Archaeological Resources
  - 1. Cultural, Historical and Archaeological Resources Map
- J. Demographics
  - 1. Population
  - 2. Housing
  - 3. Socioeconomic
  - 4. Census Area Map
- K. Land Development
  - 1. Land Use
    - a. Existing Land Use Map
  - 2. Zoning
    - b. Existing Zoning Map
  - 3. Existing Plans and Public Policies
- L. Community Services and Facilities
  - 1. Police
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  - 3. Ambulance
  - 4. Public Water
  - 5. Wastewater
  - 6. Solid Waste Management
  - 7. Parks and Open Space
  - 8. Public Schools
  - 9. Libraries
  - 10. Health Services
  - 11. Community Facilities Map
- M. Traffic and Transportation
  - 1. Summary of existing traffic and transportation conditions based on the traffic report to be provided in the Appendices (See Section VII, “Appendices”, below)
- N. Air Quality
- O. Economic and Fiscal Considerations
  - 1. Tax Structure
  - 2. Local Businesses
  - 3. School District
- IV. Impacts and Mitigation
  - A. Introduction/Overview/Purpose



- B. Geology, Soils, and Topography
  - 1. Impacts
  - 2. Mitigation
- C. Water Resources
  - 1. Surface Waters
    - a. Impacts
    - b. Mitigation
  - 2. Wetlands
    - a. Impacts
    - b. Mitigation
  - 3. Groundwater
    - a. Impacts
    - b. Mitigation
- C. Ecological Resources
  - 1. Impacts
  - 2. Mitigation
- D. Critical Environmental Areas
  - 1. Impacts
  - 2. Mitigation
- E. Community Character and Visual Resources
  - 1. Impacts
  - 2. Mitigation
- F. Cultural, Historical and Archaeological Resources
  - 1. Impacts
  - 2. Mitigation
- G. Community Services and Facilities
  - 1. Police
    - a. Impacts
    - b. Mitigation
  - 2. Fire
    - a. Impacts
    - b. Mitigation
  - 3. Ambulance
    - a. Impacts
    - b. Mitigation
  - 4. Public Water
    - a. Impacts
    - b. Mitigation
  - 5. Wastewater
    - a. Impacts
    - b. Mitigation
  - 6. Solid Waste Management
    - a. Impacts
    - b. Mitigation
  - 7. Parks and Open Space
    - a. Impacts

- b. Mitigation
  - 8. Public Schools
    - a. Impacts
    - b. Mitigation
  - 9. Libraries
    - a. Impacts
    - b. Mitigation
- H. Demographics (Population, Housing, and Socioeconomics)
  - 1. Impacts
  - 2. Mitigation
- I. Land Use, Zoning, and Plan and Policy Consistency
  - 1. Impacts
  - 2. Mitigation
- J. Traffic and Transportation
  - 1. Impacts (Summary based on traffic report provided in appendices. See Section VII, “Appendices”, below)
  - 2. Mitigation (Summary based on traffic report provided in appendices. See Section VII, “Appendices”, below)
- K. Air Quality
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- L. Economic and Fiscal Considerations
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- M. Growth Inducing Impacts
  - 1. Impacts
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## V. Alternatives

- A. Introduction/Overview/Purpose
- B. No-Action Alternative
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## VI. References

## VII. Appendices

- A. Final Scoping Document
- B. Traffic Report
  - 1. Existing Conditions
    - a. Physical inventory of Corridor roadway network
    - b. Quantify traffic volumes (AADTs, peak hour movements, seasonal adjustments)
    - c. Speed studies
    - d. Accident analyses
  - 2. Intersection capacity analysis

3. Projection of future conditions
  4. Assessment of each study location
  5. Mitigations
    - a. Recommendations
    - b. Project and assess impacts of mitigations
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- C. Traffic Data
1. Volume and speed studies
  2. Accident data
  3. Highway Capacity Manual analyses
- D. Other